154.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,100 / 682,100
					USE VALUE:	682,100 / 682,100
					ASSESSED:	682,100 / 682,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
799		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSER JASON A & ASHLEY F
Owner 2:	
Owner 3:	
Street 1:	799 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DE MARKLES PAUL P JR -
Owner 2:	-
Street 1:	799 CONCORD TURNPIKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1504 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	271,700		410,400	682,100
Total Card	0.115	271,700		410,400	682,100
Total Parcel	0.115	271,700		410,400	682,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.52 /Parcel: 453.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102800

GIS Ref

GIS Ref

Insp Date 01/13/09

!12121!

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	271,700	0	5,000.	410,400	682,100		Year end	12/23/2021
2021	101	FV	264,100	0	5,000.	410,400	674,500		Year End Roll	12/10/2020
2020	101	FV	264,100	0	5,000.	410,400	674,500	674,500	Year End Roll	12/18/2019
2019	101	FV	209,500	0	5,000.	384,800	594,300	594,300	Year End Roll	1/3/2019
2018	101	FV	209,500	0	5,000.	318,100	527,600	527,600	Year End Roll	12/20/2017
2017	101	FV	209,500	0	5,000.	292,400	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	209,500	0	5,000.	266,800	476,300	476,300	Year End	1/4/2016
2015	101	FV	198,300	0	5,000.	261,600	459,900	459,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:58:08

LAST REV

Date	Time
11/08/18	15:05:24
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12121

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE MARKLES PAUL	60002-559		9/14/2012		477,000	No	No		
DE MARKLES DEME	31594-494		4/10/2000	Family	157,500	No	No		
	9625-527		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	102800
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2018	1392	Solar Pa	3,280	C				
6/25/2015	804	Solar Pa	25,000		6/25/2015			Install 20 solar p
5/24/2002	388	Wood Dec	5,000	C				11X17 DECK
5/7/2002	334	Redo Kit	20,000	C				REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Measured	372	PATRIOT
6/17/2002	Permit Visit	PM	Peter M
11/23/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	410,400	Spl Credit		Total:	410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	33.76	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.34813833
Const Adj.:	0.98990101
Adj $ / SQ:	180.161
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410247
Depreciation:	138500
Depreciated Total:	271748

COMMENTS

OF=BMT SINK PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

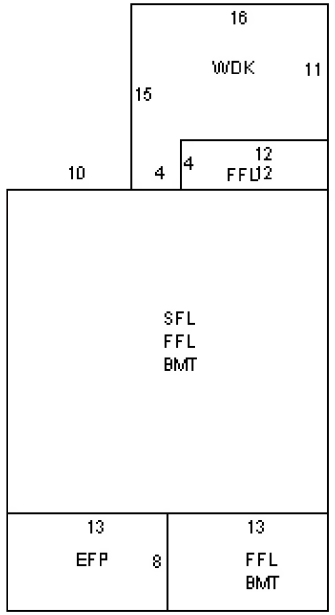
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.16
Special Features:	0	Val/Su Net:	105.31
Final Total:	271700	Val/Su SzAd	180.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	828	180.160	149,173
BMT	Basement	780	54.050	42,158
SFL	Second Floor	676	180.160	121,789
WDK	Deck	192	11.100	2,130
EFP	Enclos Porch	104	52.860	5,498

Net Sketched Area:	2,580			Total:	320,748
Size Ad	1504	Gross Area	2580	FinArea	1504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

PARCEL ID

154.0-0004-0005.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	